

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on June 13 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1846 Evelyn Byrd Avenue (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings)

Public hearing to consider a request from Sahara III LC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 23,352 square foot property is addressed as 1846 Evelyn Byrd Avenue and identified as tax map parcel 79-A-4.

Rezoning – 564 East Gay Street (R-2 to R-8)

Public hearing to consider a request from Bird Dog Properties LLC to rezone a +/- 5,547-square foot parcel from R-2, Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The parcel is addressed as 564 East Gay Street and is identified as tax map parcel 33-K-9.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Tuesday, May 30, 2023

Monday, June 5, 2023